

## Response to Feedback

The project team distilled the feedback gathered from the City and public stakeholders, analyzed it, and reflected on the findings.

The following chart highlights the major themes voiced through the engagement process as it relates to the original proposed concept plan.

THEME	SUMMARY OF WHAT WE HEARD
<p>1</p> <p>DISTRICTS</p>	<ul style="list-style-type: none"> <li>• Positive response to Garden District parks</li> <li>• Positive response to clustered mix of uses in each district - Cohesive rather than scattered approach</li> <li>• Concept appeals to a wide demographic</li> <li>• Public concerns relating to density, traffic and parking</li> <li>• City comfortable with high density in this location</li> <li>• Auto-oriented uses that do not support transit should be avoided</li> </ul>
<p>2</p> <p>BUILT FORM</p>	<ul style="list-style-type: none"> <li>• Built form supports all modes of transportation</li> <li>• Some concerns from adjacent residents relating to building heights. FAR and height regulations should be considered</li> <li>• City recommends a 1:1 ratio for Right of Way to Podium</li> <li>• City recommends height and density maximums</li> <li>• Majority of stakeholders and citizens excited to see the site develop into a high density mixed use area</li> </ul>
<p>3</p> <p>MOBILITY</p>	<ul style="list-style-type: none"> <li>• Concept is pedestrian-friendly and accessible</li> <li>• Positive reception to the amount of transportation options provided</li> <li>• Improve cycle connections to existing neighbourhood (specifically Dermott Park) and accommodate winter months</li> <li>• Concerns relating to traffic increase, parking and 85 Street as a thoroughfare</li> <li>• Parking spillover into nearby neighbourhoods</li> <li>• All parking should be underground or structured with appropriate screening</li> <li>• Bike parking ratio should be established.</li> </ul>
<p>4</p> <p>PUBLIC REALM</p>	<ul style="list-style-type: none"> <li>• Positive reception to the amount of and location of green spaces and proposed winter activities</li> <li>• Must remain as a community hub</li> <li>• Need to further define the hierarchy of public spaces</li> <li>• Conceptually identify an off-leash area</li> <li>• Special Street should accommodate programming (i.e. street festivals)</li> </ul>

## APPLICANT RESPONSE

1

The concept plan maintains the district approach at a conceptual level and narrows in on the key aspects of each as it relates to the DC2 regulation and Conceptual Master Site Plan. For example, the parks and open space appear to be the most important and well received element of the Garden District. As such, regulation has been built into the DC2 to describe the general intent and location of park space to assure the City and Public that future development will include these elements. Doing so provides more definition to the key aspects of each district and to what the plan is trying to achieve as a whole. The purpose/intent statement of the DC2 also articulates on the key attributes of the districts in order to guide future development phases.

2

Responding to community and City concerns, The Conceptual Master Site Plan conceptually identifies tower locations and heights, while the DC2 regulates maximum height between 28.0 m and 126.0 m and a maximum site FAR of 3.5. Varying regulations accommodate lower maximum heights along 85 Street while providing a higher intensity of development in close proximity to LRT.

3

The general design of the concept plan remains the same as most concerns will be incorporated through regulations within the DC2. To reflect the City's concerns relating to fully protected bike lanes along 85 Street, Secondary Road Type 2, Secondary Road Type 3, and the north portion of the Main Street, establishing a separated cycle link to Dermott Park.

The Conceptual Master Site Plan anticipates, at full build out, to accommodate parking underground, at grade, or in a screened structure. This has been incorporated into the regulations within the DC2, while entrances have been conceptually identified on the Conceptual Master Site Plan.

4

The Conceptual Master Site Plan expands the public realm with the addition of multi-use trails and generous sidewalks, as well as, significant landscaping and park features such as ponds, public art, play areas, and community gardens. The refined concept plan includes a larger park space along 83 Street providing a strong east west connection along the shared use path and conceptually identifies a significant park for the Commercial Main Street district. Regulations that support the public realm and define a hierarchy public spaces are incorporated into the DC2.